



## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b> All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:		approximately 0.15 Acre	
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?		<input type="checkbox"/> <b>Yes - if yes, state the meeting date</b> _____ <input type="checkbox"/> <b>No - if no, describe why not</b>	
Did you contact the City Council District Office regarding this application?		<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>21 July 2020 - Email</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>	

**REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION**

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - "Promote infill development where infrastructure and services are already in place" (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E</b> - Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p style="text-align: right;">East Area Plan</p> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p> <p><b>Housing an Inclusive Denver</b> The proposed map amendment is consistent with <i>Housing an Inclusive Denver</i>, including: <b>Attainable Homeownership, Recommendation 1:</b> "Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners" (p. 14).</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends "the expansion of accessory dwelling units throughout all residential areas" (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</b></p> <p style="padding-left: 40px;"><b>a. Changed or changing conditions in a particular area, or in the city generally; or,</b></p> <p style="padding-left: 40px;"><b>b. A City adopted plan</b></p> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed _____ Zone District.</p>
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**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

Legal Description (required to be separate attachment in Microsoft Word document format.)  
 Proof of Ownership Document (e.g. Assessor’s record, property deed, etc.)

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

Written Narrative Explaining Project  
 Site Plan/ Drawings (if available)  
 Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.  
 Written Authorization to Represent Property Owner(s) (if applicable)  
 Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION**

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
			<i>KP</i>	7/21/2020		

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

Lot 10, Earl T. Parce Addition to Denver  
City and County of Denver, State of Colorado

**LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

EARL T PARCE ADD 01333 L10  
1718 Tamarac Street, Denver, CO 80220-2041  
Accessor's schedule or parcel number: 01333-13-010-000

**STATEMENT OF INTENT:**

**A. CONSISTENCY WITH ADOPTED PLANS:**

The proposed zoning amendment is consistent with the **Comprehensive Plan 2040:**

***Equitable, Affordable and Inclusive Goal 2, Strategy A:*** "Create a greater mix of housing options in every neighborhood for all individuals and families" (p. 28). This proposed zoning change allowing an ADU would provide a greater mix of housing options in the East Colfax neighborhood for all individuals and families, including my own.

***Strong and Authentic Neighborhoods Goal 1, Strategy B:*** "Ensure neighborhoods offer a mix of housing types and services for a diverse population" (p. 34)./ ***Environmentally Resilient Goal 8, Strategy A:*** "Promote infill development where infrastructure and services are already in place" (p. 54) The population of Denver is growing, and the population is changing with more multigenerational families living together. An ADU helps foster this type of arrangement with greater ease, accessibility, and convenience.

The proposed zoning amendment is consistent with the **Blueprint Denver 2019:**

**Future Neighborhood Context: Urban Edge**

Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.

The proposed ADU is in keeping with this description.

Building an ADU maintains the predominantly residential feeling of this context area, while aiding in the transition to higher density urban areas nearby. It maintains the character of a pedestrian friendly area with good walkability

**Future Places Designation: Residential Low**

*Predominately single and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible.*

The proposed zoning change is compatible with the East Colfax neighborhood, the ADU would be tastefully and thoughtfully integrated. Additionally, the property would maintain the single-family character, as the ADU would be detached and behind the main housing structure on the property.

### **Growth Area Strategy Map**

- The updated Blueprint Denver 2019 provides a more nuanced way to handle growth, directing growth to key centers, corridors and high-density residential areas that align with transportation options.
- Most growth is guided to regional centers, community centers and corridors, select districts and higher intensity residential areas.
- Other areas of the city are still expected to see some, more limited, growth.

The zoning change will meet the growth area strategy of “all other areas in the city.” The proposed ADU located in a residential area near busier roads such as 17th Ave., Montview Blvd., & Syracuse Street. Zoning allowing an ADU will diversify housing choice in the neighborhood and remove the current barrier which is the property zoning.

### **Future Street Type Map**

Tamarac Street – Local

- Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.

The proposed E-SU-D1x meets the described map. The E-SU-D1x is a residential district and therefore remains consistent with the local street designation.

### **Land Use & Built Form, Housing Policy 4**

*Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.*

### **Land Use & Built Form, Housing Policy 5**

*Remove barriers to constructing accessory dwelling units and create context-sensitive form standards*

The proposed E-SU-D1x will help implement this recommendation by allowing an ADU in a residential area where they are currently not permitted.

### **Legislative and Regulatory Priorities**

The proposed zoning amendment consistent with **Housing an Inclusive Denver**.

*Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units (p. 9).*

The proposed ADU would do accomplish this.

The proposed zoning amendment is consistent with the **East Area Neighborhood Plan**

It is a goal to maintain or upgrade the quality of low-density residential property within the Neighborhood. It is a goal of the neighborhood to encourage the construction of new low-density housing within the neighborhood.

The **East Area Neighborhood plan** states:

### **NEIGHBORHOODS OVERALL**

A large majority of the East Area's land is residential

The Plan aims to:

- Expand diversity of housing types by encouraging "missing middle" units such as ADUs (accessory dwelling units) and duplexes

### **EXPAND DIVERSITY OF HOUSING TYPES & AFFORDABILITY IN ALL NEIGHBORHOODS**

- Encourage development of ADUs in all residential areas, in forms that address neighborhood context
- Ensure new development is family-friendly and expand housing options for non-traditional households, including seniors and group living

### **INCENTIVIZE MAINTAINING EXISTING HOMES AND INTRODUCE NEW MISSING MIDDLE HOUSING IN AREAS VULNERABLE TO DISPLACEMENT**

- Allow additional residential units to occur on a single unit lot together with tools to preserve affordability.

### **ALLOW ACCESSORY DWELLING UNITS IN ALL RESIDENTIAL AREAS.**

- Encourage use for long-term housing rather than short-term rentals
- Goals for affordability and wealth-building

Zoning allowing an ADU would achieve these goals. It would upgrade the quality of residential property with a brand-new construction in the East Area, while maintaining the low-density character of the neighborhood.

### **B. UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS:**

*The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.*

The proposed amendment of my current zoning of E-SU-DX to E-SU-DX1 is a minor zoning adjustment. The size of my lot exceeds the minimum requirement for an ADU. The lot is already set up in a way that is conducive to building an ADU. This zoning change would simply allow me to convert the shed into an ADU. The ADU could be accessed through the yard and would be non-visible from the front street view. The addition of this proposed ADU would be in good taste and company the style of current housing in the East Colfax neighborhood.

**C. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE:**

*The proposed official map amendment furthers the public health, safety, and general welfare of the city.*

The proposed amendment of my current zoning would further the public health, safety, and general welfare of the city by providing additional housing. The ADU has a variety of uses including multigenerational housing for growing families, and/or increasing the housing supply on the market for the residents of Denver. Moreover, it would increase density near a main highway –Interstate 70, as well as the Central Park Station 2.4 miles to the North. Additionally, the nearby businesses on Colfax and in the East 29<sup>th</sup> Avenue Town Center would certainly welcome the additional customer base that would be facilitated by more people living in the area.

**D. JUSTIFYING CIRCUMSTANCES:**

*Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include:*

*a) Changed, or changing conditions in a particular area, or in the city generally*

The East Colfax neighborhood has become a desirable area to live due to its proximity to the city alongside the affordable rentals in the area. This ADU would increase the rental supply and allow residents to live close to downtown.

*b) A City adopted plan*

**A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezoning to enable ADUs in all residential areas, especially where proximate to transit, are appropriate.** This ADU would be built in a residential area very much proximate to transit. Access to I-70 as well as the Central Park Station are both very convenient from this location.

**E. CONSISTENCY WITH NEIGHBORHOOD CONTEXT, ZONE DISTRICT PURPOSE AND INTENT**

The proposed official map amendment is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed Zone District.

The East Colfax neighborhood is an "Urban Edge" neighborhood, which is predominately residential and tend to act as transitions between urban and suburban areas. The E-SU-DX1 zoning maintains the residential character of the neighborhood, while allowing an increase in density and better transitioning the area from suburban to urban.

**ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT**

**DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION**



**SECTION 4.1.1 GENERAL CHARACTER**

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

**SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS**

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

**SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION**

Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

**SECTION 4.1.4 BUILDING HEIGHT**

The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

**SECTION 4.1.5 MOBILITY**

There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

**SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -B, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-RH-2.5, E-MU-2.5)**

**4.2.2.1 General Purpose**

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.
- C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

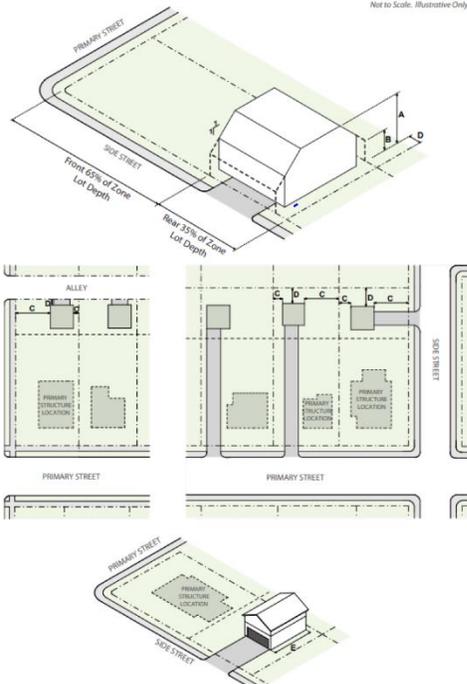
**4.2.2.2 Specific Intent**

**F. Single Unit D1x (E-SU-D1x)**

E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.

Urban Edge (E-) Neighborhood Context Zone Districts	Building Forms									
	Suburban House	Urban House	Duplex	Town House	Garden Court	Apartment	Small Town Office/Store	Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot	1*	1*	1*	2					No Maximum	
<b>RESIDENTIAL ZONE DISTRICTS</b>										
Single Unit (SU)	E-SU-A, -B, -D									
	E-SU-D1									
	E-SU-Dx, -G									
	E-SU-D1x, -G1									
Two Unit (TU)	E-TU-B, -C									
Row House (RH)	E-RH-2.5									
Multi Unit (MU)	E-MU-2.5									

**A. Detached Accessory Dwelling Unit**



**DETACHED ACCESSORY DWELLING UNIT**

	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5	E-MU-2.5
<b>HEIGHT</b>							
A Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5	1.5
B Feet (max)	24'	24'	24'	24'	24'	24'	24'
A Bulk Plane Vertical Height at Side Interior and side street zone lot line	10'	10'	10'	10'	10'	10'	10'
Bulk Plane Slope from Side Interior and side street zone lot line	45°	45°	45°	45°	45°	45°	45°
<b>SITING</b>							
<b>ZONE LOT</b>							
Zone Lot Size (min)	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf	4,500 sf
Exemption from Maximum Building Coverage (Lesser of)	500 sf	500 sf	500 sf	500 sf	500 sf	500 sf	500 sf
An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 sf. To qualify, the ADU form shall comply with minimum 15 building separations, as measured according to Article 13, and at least 60% of the Street Level GFA of the ADU form shall be used for vehicle parking.							
Additional Standards	See Section 4.3.4.3						
<b>SETBACKS</b>							
Location	Located in the rear 35% of the zone lot depth						
C Side Interior and Side Street (min)	5'	5'	5'	5'	5'	5'	5'
if exceeding one story or 17' must be located adjoining the southern most side setback line							
D Rear (min)	5'	5'	5'	5'	5'	5'	5'
<b>PARKING</b>							
Vehicle Access	From Alley; or Street access allowed when no Alley present see Sec. 4.3.7.6 for exceptions						
<b>DESIGN ELEMENTS</b>							
<b>BUILDING CONFIGURATION</b>							
Building Footprint (max)	650 sf	864 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
Habitable Space (max)	650 sf	864 sf	1,000 sf	na	na	na	na
E Overall Structure Length (max)	36'	36'	36'	36'	36'	36'	36'
Roofing and/or Second Story Decks	Not allowed - See Section 4.3.5.2						
<b>USES</b>	E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5						
Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including accessory dwelling unit where permitted.							
See Division 4.4 for permitted Accessory Uses							

To Whom It May Concern,

I am submitting a for a re-zoning request from E-SU-DX to E-SU-D1X for my house located at 1718 Tamarac Street 80220. I purchased the subject property in October 2018. The property is listed as a 1 story two-bedroom/1-bathroom home. As I look to the future in this quaint 740 square foot home, I would like to expand the livable square footage of my property. The most affordable option is to remove the shed and convert it into a studio living space. With my existing qualifying lot size of 6,670 sq. ft., a future ADU offers flexibility for the future. The finished space will offer a diverse solution. The proposed ADU could serve as a future bedroom, guest suite, teen suite, or studio providing an affordable housing option in the neighborhood. All possible options will provide additional square footage as demand for housing is projected to increase significantly in the next 20 years. Thank you for taking the time to review this rezoning proposal as it is in keeping with the future trajectory of expected growth in the East Colfax neighborhood in conjunction with the City of Denver.

Sincerely,  
Kamille M. Kemp

# 1718 N TAMARAC ST

<b>Owner</b>	KEMP,KAMILLE 1718 TAMARAC ST DENVER , CO 80220-2041
<b>Schedule Number</b>	01333-13-010-000
<b>Legal Description</b>	EARL T PARCE ADD 01333 L10
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

**Print Summary**

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	770
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1941	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,670	<b>Zoned As:</b>	E-SU-DX

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year				
	Actual	Assessed	Exempt	
Land		\$147,600	\$10,550	\$0
Improvements		\$145,200	\$10,380	
<b>Total</b>		<b>\$292,800</b>	<b>\$20,930</b>	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$147,600	\$10,550	\$0
Improvements		\$145,200	\$10,380	
<b>Total</b>		<b>\$292,800</b>	<b>\$20,930</b>	

**Real Estates Property Taxes for current tax year**

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	<b>Installment 1 (Feb 28 Feb 29 in Leap Years)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>
<b>Date Paid</b>	2/21/2020	6/10/2020	
<b>Original Tax Levy</b>	\$754.70	\$754.69	\$1,509.39
<b>Liens/Fees</b>	\$0.00	\$0.00	\$0.00
<b>Interest</b>	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$754.70	\$754.69	\$1,509.39
<b>Due</b>	\$0.00	\$0.00	\$0.00

**Additional Information**

**Note:** If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

<b>Additional Assessment ⓘ</b>	N	<b>Prior Year Delinquency ⓘ</b>	N
<b>Additional Owner(s) ⓘ</b>	N	<b>Scheduled to be Paid by Mortgage Company ⓘ</b>	Y
<b>Adjustments ⓘ</b>	N	<b>Sewer/Storm Drainage Liens ⓘ</b>	N
<b>Local Improvement Assessment ⓘ</b>	N	<b>Tax Lien Sale ⓘ</b>	N
<b>Maintenance District ⓘ</b>	N	<b>Treasurer's Deed ⓘ</b>	N
<b>Pending Local Improvement ⓘ</b>	N		

Real estate property taxes paid for prior tax year: **\$1,182.14**

**Assessed Value for the current tax year**

<b>Assessed Land</b>	\$10,550.00	<b>Assessed Improvements</b>	\$10,380.00
<b>Exemption</b>	\$0.00	<b>Total Assessed Value</b>	\$20,930.00